

Draft Planned Conservation Residential Community (PCRC) By-right With Open Space Design Process



Partridgeberry Place, Ipswich, MA
(Designed by Randall Arendt, Greener Prospects)

Existing PCRC Bylaw

Purpose:

Allow residential development that encourages the preservation of open space:

- *Preservation of significant land*
- *Water*
- *Historic space*
- *Archeological and natural resources*
- *Consistent with Acton 2020 and the Open Space and Recreation Plan.*

Existing PCRC Bylaw

- Requires Special Permit
- Minimum area of 8 acres
- Allowed in R-2, R-4, R-8, R-8/4, R-10, and R-10/8
- No regulations for open space site design

MGL: AN ACT RELATIVE TO CLUSTER DEVELOPMENTS

Section 9 of chapter 40A of the General Laws, as appearing in the 1998 Official Edition, is hereby amended by inserting after the fourth paragraph the following paragraph:

Notwithstanding any provision of this section to the contrary, zoning ordinances or by-laws may provide that cluster developments shall be permitted upon review and approval by a planning board pursuant to the applicable provisions of sections 81K to 81GG, inclusive, of chapter 41 and in accordance with its rules and regulations governing subdivision control.

Approved July 27, 2000

Draft PCRC Bylaw By-right With Open Space Design Process

- The only by-right method
- No minimum acreage
- R-2, R-4, R-8, R-8/4, R-10 and R-10/8
- Affordable Housing Overlay
- Senior Residences
- Open space design process
- Standards for open space design process
- All other methods require Special Permits

Exceptions:

- ANRs encouraged to follow open space design process

Draft PCRC Bylaw By-right

Section 5. Dimensional Regulations

(19) Section 9, Planned Conservation Residential Community (PCRC) guidelines are the by-right method for development, complete redevelopment and subdivision in the R-2, R-4, R-8, R-8/10 and R-10 Residential Zoning Districts.

TABLE OF STANDARD DIMENSIONAL REGULATIONS

See also the Planned Conservation Residential Community (Section 9) by-right method for all new and complete redevelopment in the R-2, R-4, R-8, R-8/10, and R-10 Residential Zoning Districts, Special Provisions and Exceptions to Dimensional Regulations (Section 5.3), Transfer of Development Rights for special dimensional regulations affecting the LB, NAV and EAV Districts and certain land in the R-2, R-8 and R-10/8 Districts along and near Great Road (Section 5.4), Special Provisions for Village Districts (Section 5.5), Special Dimensional Requirements in the Groundwater Protection District (Section 4.3), Special Dimensional Regulations for Open Space Developments (OSD - Section 4.2), Planned Conservation Residential Communities (PCRC - Section 9), and Senior Residences (Section 9B).

The symbol "NR" on this Table indicates no specific minimum or maximum regulation.

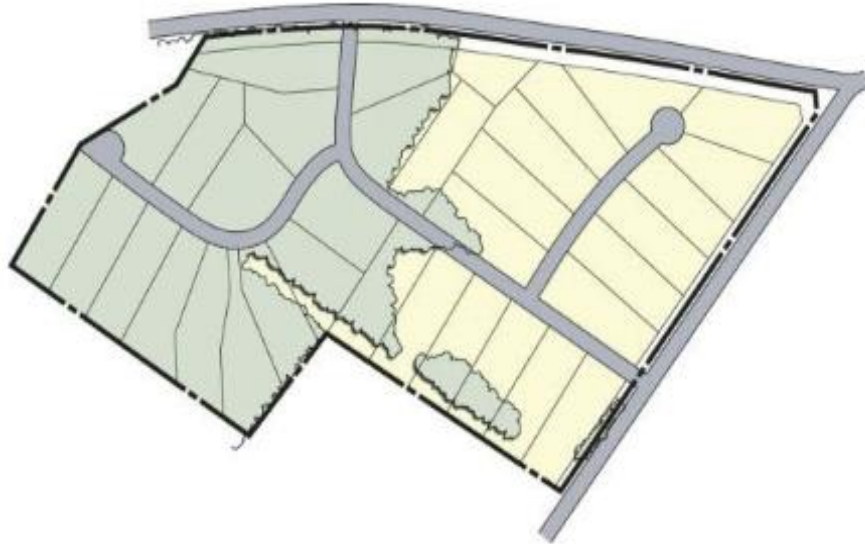
DISTRICT	ZONING DISTRICTS	MINIMUM LOT AREA in sq. ft.	MINIMUM LOT FRONTAGE in feet	MINIMUM LOT WIDTH in feet	MINIMUM FRONT YARD in feet	MINIMUM SIDE & REAR YARD in feet	MINIMUM OPEN SPACE in percent	MAXIMUM FLOOR AREA RATIO	MAXIMUM HEIGHT in feet
RESIDENTIAL DISTRICTS (19)	R-2(19)	20,000	150	50	30	10	NR	NR	36
	R-4(19)	40,000	175	50	45	20	NR	NR	36
	R-8(19)	80,000	200	50	45	20	NR	NR	36
	R-8/4(19)	80,000	200	50	45	20	NR	NR	36
	R-10(19)	100,000	250	50	45	20	NR	NR	36
	R-10/8(19)	100,000	250	50	45	20	NR	NR	36
	R-A	100,000	200	50	30	10 (3)	35%	NR	36
	R-AA	10,000	100	50	30	10	35%	NR	36
VILLAGE DISTRICTS	VR	15,000	50	NR	10	10	20%	NR	36
	EAV	NR	NR	NR	10 (10)	NR (1)	25%	0.20 (4)	36
	EAV-2	15,000	50	NR	10	10 (1)	35%	0.20 (4)	36
	NAV	10,000	100	50	10 (9)	10 (1)	35%	0.20 (4)	36
	SAV	NR	NR	NR	10 (10)	10	NR	0.20 (13)	36 (12)
	WAV	NR	NR	NR	5 (10)	NR (1)	NR	0.40 (11)	36 (12)
OFFICE DISTRICTS	OP-1	80,000	200	50	50	30 (7)	50%	0.20 (14)	36
	OP-2	80,000	200	50	50	30 (7)	50%	0.20 (16)	40
BUSINESS DISTRICTS	KC	10,000	100	50	30	NR (6)	NR	0.40 (15)	36
	LB	20,000	200	50	75 (5)	30 (6)	50%	0.20 (4)	36
	PM	10,000	100	50	30	20	35%	0.20	40
INDUSTRIAL DISTRICTS	GI	40,000	100	50	45	20 (2)	35%	0.20	40
	LI	80,000	200	50	50	30 (2)	35%	0.20	40
	LI-1	80,000	200	50	50	30 (2)	50%	0.20	40
	SM	40,000	100 (8)	50	50	30 (2)	35%	0.20 (18)	36 (18)
	TD	40,000	100	50	45	50 (2,17)	35%	0.20	40
SP. DISTRICT	ARC	NR	20	50	20	10	NR	NR	36

Draft PCRC Subdivision Rules and Regulations

With Open Space Design Process

- Subdivision Rules and Regulations new section:
PCRC Design Process
 - Conservation Analysis
 - Board and Commission Determination of Conservation Areas
 - Standards For Approval
- Subdivision Rules and Regulations new section:
PCRC Design Standards

Conventional Subdivision vs. Open Space Design Subdivision



Conventional subdivision 35 parcels



Open space design subdivision 35 parcels

Stratford Hall, Weddington, NC
(Designed by Randall Arendt, Greener Prospects)

Works Cited

Slide 1 and Slide 8:

Images of Conservation Subdivision Designs
by Randall Arendt, Greener Prospects.

<http://www.greenerprospects.com/>

Stratford Hall, Weddington, NC

Partridgeberry Place, Ipswich, MA